



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	June 15-121CUP
Case Type	Conditional Use Permit
Project Name	Paradise Storage – Commercial Recreational Equipment & Vehicle Storage Facility
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Applicant/Owners	Tom & Cara Massie, Paradise Storage, LLC P.O. Box 143 Smithville, MO 64089
Request	Conditional Use Permit to locate a Commercial Recreational Equipment & Vehicle Storage Facility
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Application Submittal	2015-05-05
Public Notice Published	2015-05-14
Neighbor Letters Sent	2015-05-15
Report Date	2015-05-27
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REPORT AUTHOR(S)	Matt Tapp, Director Debbie Viviano, Planner
Recommendation	APPROVAL with conditions



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General Information

Site Location: 18316 Collins Rd
Section 8 | Township 53 | Range 32

Site Size: 12.9 \pm Acres

Existing Landuse & Zoning: Agricultural (AG) & Community Services (C-3)

Zoning/Platting History: RZ – Paradise South, Lots 1 & 2 (C-3), Res. #2003-518, 10/27/03; Prelim. Plat – Res. #2003-519, 10/27/03; Final Plat – Res. #2003-611, 12/22/03, recorded 01/16/04. CUP – Res. #2003-520, 12/22/03, Res. #2010-352, 11/29/10.

Surrounding Landuse & Zoning:

- North - Burdette's Addition (R-1), Gosneyville (R-1) and C-1 Zoned Lots
- East - Agriculturally zoned land (AG), Holdsworth Commercial Addition 2 (C-2), Smithville Lake Reservoir
- South - Agriculturally zoned land (AG), Paradise South, Lot 1 (C-3 w/CUP), Smithville Lake Reservoir
- West - Paradise South, Lot 3 (R-1), Smithville Lake Reservoir

Current Conditions:



Courtesy Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Tom & Cara Massie, owners of Paradise Storage, LLC are requesting approval of a **Conditional Use Permit (CUP)** for a Commercial Recreational Equipment & Vehicle Storage Facility on proposed Lot 1 of Paradise Storage (12.9+ acres).

The Massies are pursuing this request to combine two previously approved CUP cases. The original CUP was approved for the west end buildings in 2003 (Res. #2003-520, 12/22/2003), and another CUP was approved for the newer east end buildings in 2010 (Res. #2010-352, 11/29/2010). They intend to build one new additional storage building initially, then potentially two more in the future.

2008 Comprehensive Plan Considerations

The Comprehensive Plan ("Plan") indicates that the subject property is located in the NATURAL RESOURCES TIER.

The following tables illustrate two (2) of the most pertinent policies shaped by the Plan. The first (1st) table shows the landuse tiers and corresponding guidelines, and the second (2nd) explains the exceptions to the 20-acre minimum lot size policy directed by the Plan.

Table 4.2 - Land Use Planning Tiers - Presented on the Planning Tier Map			
	Natural Resources Tier* (Yellow)	Rural Low-Density Tier* (Green)	Urban Services Tier* (Salmon)
Intent	Support continued agricultural uses in areas beyond near- and long-term urban service extensions.	To accommodate low density rural uses in areas located beyond anticipated city annexation areas.	To promote urban development compatible with the long range growth plans of adjoining cities.
Primary Uses	Agricultural-related uses, natural resources	Agricultural crop lands, livestock grazing, woodlands, grasslands, rural residences	Urban density residential and non-residential
Residential Uses	Rural Density: 1 dwelling unit per 20+ acres.	Rural Density; Rural Residential Density; low-density rural residential development: 1-dwelling unit per 20+ acres, or 1-farmstead dwelling on 5+ acres; Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre.	Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre. Urban Density: development on municipal-level services: greater than 4-units per acre. 20-acre minimum for agricultural and rural residential uses until such time as urban development occurs.
Non-Residential Uses	Farm service related, recreation	Farm service related, recreation	Recreation, limited commercial and industrial consistent with the long range growth plans of adjoining cities.
Minimum Sanitary Sewer Provisions	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	Municipal Wastewater Treatment Plant connection for Suburban Density or greater. ⁽³⁾
Zoning Districts	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density, such as on 3-acre lots).	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density such as on 3-acre lots).	Open Space & Parks; and residential districts through general industrial (not including Res. Low Density such as on 3-acre lots). AG, Agricultural zoning is appropriate until full range of urban services available.

⁽³⁾ On-site septic allowed for agricultural uses only.

* The **Planning Tier Map** notes a special designation of areas within one mile of each city: "1-Mile Urban Coordination Sub-Tier" where advise-and-consent should be solicited from the designated city. The applicant will be required to submit a letter from the city of jurisdiction concerning the proposal. The Clay County Planning and Zoning Commission may consider the letter as a non binding city recommendation for Clay County to consider in their deliberations.



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Table 4.3 – Option B for Land Use Tier Implementation: Transition Policy Procedures			
	Natural Resources Tier* (Yellow)	Rural Low-Density Tier (Green)	Urban Services Tier (Salmon)
Intent	Exceptions from 20-acre minimum lot size in Ag-districts / phasing in of new regulations		
Density Exceptions for Legal Lots of Record as of the date of Revision of the Land Development Code	Subdivision of land to 5+acre lots, provided that 50% of the subdivided parcel is preserved, such as in an agriculture deed restriction.	Or, subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved.	Subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved, and—for plats within one mile of a city—the city's issues have been addressed.
Other Exceptions	Farmstead** dwellings allowed on 5+acre parcels.		City within one mile may review and recommend other exceptions granted in other tiers, provided a "shadow plat" at urban density is approved.

* The Natural Resources Tier includes an "Urban Services Transition Sub-Tier" area along M-92 and C-Highways that extends where urban development is influenced by the urban highway; yet remains within the Natural Resources Tier designation for purposes of enhanced environmental review and scrutiny.

** A "Farmstead Dwelling" is the original residence built and initially occupied by a farm family, regardless of whether the current household occupant is associated with farming.

The subject request meets the spirit and jest of the 2008 Comprehensive Plan.

Character of the General Neighborhood

Burdette's Addition and Gosneyville (R-1) and C-1 zoned land are to the north. Holdsworth Commercial Addition 2 (C-2) is to the East. Paradise South, Lot 1 (CUP & C-3) is to the south and Paradise South, Lot 3 (R-1) is to the west. Smithville Lake Reservoir is to the east, west and south with. Agricultural (AG) zoned land to the east and south of the property.

Code Considerations

The Conditional Use Permit (CUP) application was properly noticed in the Kearney Courier on May 14, 2015. Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a certified letter dated mailed on May 15, 2015.

The subject request for a Commercial Recreational Equipment & Vehicle Storage Facility is handled under multiple sections of the 2011 Clay County Land Development Code ("LDC"). The use table inside Section 151-6.1 includes a "Recreational Equipment Storage, Commercial" designation requiring approval of a Conditional Use Permit ("CUP") in the Agricultural ("AG") and Commercial Services (C-3) zoning districts. As such, the subject request must meet all of the approval criteria for a CUP in Section 151-3.10 (A) (13) detailed below:

- A) The proposed use complies with the intent of the Comprehensive Plan and general provisions of the Land Development Code, modified for the specific use request.
- B) The proposed use in its proposed location will not have a substantial adverse impact on the public health, safety or general welfare.
- C) The proposed use will not cause substantial injury to the value of other property in the vicinity.
- D) Adequate access routes will be provided and designed to prevent traffic hazards and to minimize traffic congestion in public streets.
- E) Adequate public safety, transportation and utility facilities/services will be available to service the subject property while maintaining adequate levels of service for existing development, and
- F) The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).



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The LDC also provides certain use standards within Section 151-6.2 (R) for a “Recreational Equipment Storage, Commercial”, which are noted below and specific to this request. Noted below in *italics* is the County staff response to the standard.

1. A Conditional Use Permit is required in an AG and C-3 districts; uses are permitted in the I-1 and I-2 districts.

The subject request meets this requirement for C-3 (see related rezoning case #June 15-118RZ/P).

2. All commercial and equipment storage shall be totally enclosed within a building, or behind an 8' fence in the I-1 district.

Does not apply: Subject request falls within a C-3 district, and not I-1.

3. All recreational vehicles (campers, motor homes, boats, watercraft, etc.) may be stored outdoors; however, shall be enclosed within an eight foot fence with locking gate.

The interpretation by the Planning & Zoning Manager proposes two main purposes for this section of the LDC:

Security:

Paradise Storage facility currently provides controlled keypad access at the entrance, perimeter fencing throughout the entirety of proposed Lot 1, Paradise Storage, as well as downward-pointing lighting. Due to the deployment of these multiple security measures on the property, staff recommends this subject request meets this requirement.

Aesthetics:

Another purpose identified by the Manager for the writing of this code focuses on the prevention of any negative visual impact that outdoor storage of commercial recreational equipment may have on surrounding non-commercial uses. Existing vegetation adequately shields the view of the existing outdoor storage along the southern, western, and portions of the north property lines. For that portion that does not shield the view along the north property line, the applicant/owners propose to not install any screening as they did in 2010. Their viewpoint is based on two factors: 1) Natural vegetative screening (i.e. landscaping) would invite avian wildlife, and their droppings would cause damage to their client's personal property, and 2) disadvantaged topography for the proposed project area versus the higher ground along Fairview Avenue.

If the Commission agrees with the viewpoint of Paradise Storage that screening is not necessary at this time, staff would recommend that any screening must be required to provide for an uninterrupted obstruction of view along Fairview Avenue and Lot 3 of Paradise South if reasonable and prudent nuisance complaints are received for adverse visual impact caused by the outdoor storage. A condition of approval has been included to the CUP.

4. Front/street side setbacks shall be required in accordance with all district standards.

Based on the site plan drawings supplied by the owners, this requirement is currently being met as all proposed buildings are setback a minimum of 25 feet.



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5. All storage facilities that house more than 4 pieces of recreational equipment shall have direct vehicular access to a paved public road.

The proposed site has vehicular access via Collins Road, which is paved.

6. No recreational equipment shall be used for living, sleeping, or housekeeping purposes while in storage.

Applicant/Owners are aware of this requirement and will be in compliance.

7. Facilities shall be used strictly for the storage of private recreational equipment. Such facilities shall not be used for sale, rental, repair, or construction of such recreational equipment.

Applicant/Owners are aware of this requirement and will be in compliance.

8. All customer use areas shall have a dust-free surface.

This subject request will utilize previously approved surfacing. No new surfacing is proposed related to this request.

9. Depending on the location of the ingress/egress point for the storage site, all driveway entrances for such storage sites shall be reviewed and approved by the County Highway Department or the Missouri Department of Transportation. The minimum width of such driveways shall be 24 feet.

Clay County Highway Department has given approval for the approaches and driveway permit location along Collins Road. See following section of staff report for further detail.

Outside Agency Review

In an email correspondence dated May 6, 2015, the Clay County Highway Department gave preliminary and final approval, and has no "conditions or fees".

The Clay County Health Department has given preliminary and final approval. The Public Water Supply District #4 of Clinton County currently has a water meter at the subject property and can provide any necessary additional service.

Findings

Since this is a combining of existing parcels with only boundary changes and no creation of new lots, no Road Impact Fees (RIF) will be assessed per LDC Section 151-9.13.

The subject request is currently going through stormwater engineering review process by the County's consulting engineer, Shafer, Kline, & Warren ("SKW"). In a letter dated May 19, 2015, SKW stated after an initial review they have "no issue with proceeding toward final approval. This does not mean that the applicants can obtain a building permit, but it does mean that our subsequent comments can be addressed such that approval is possible from the standpoint of our engineering review".

No opposition has been received at the time of this writing.



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Recommendations

Staff recommends the request for the **Conditional Use Permit** to establish a Commercial Recreational Equipment & Vehicle Storage facility on proposed Lot 1 of Paradise Storage (12.9± acres) be **approved with following conditions** as shown on Exhibit A:

Exhibit A

1. The applicant shall comply with all the conditions and requirements of the Land Development Code (LDC) Section 151-3.10, Conditional Use Permits, and Section 151-6.2 (R), Recreational Equipment Storage, Commercial, or as amended.
2. The CUP shall be based on a time frame of fifteen (15) years.
3. This CUP may be revoked at any time based on valid public complaints or violations of the LDC substantiated by an investigation by County staff.
4. Screening must be required to provide for an uninterrupted obstruction of view along Fairview Avenue and Lot 3 of Paradise South if reasonable and prudent nuisance complaints are received for adverse visual impact caused by the storage of RV equipment.
5. Off-street parking areas on Lot 2 may consist of a minimum of large 2-inch clean rock surfacing. However, if reasonable and prudent nuisance complaints are received by County staff for dust generation caused by this approved surfacing, then it must be improved to a paved condition which may only include 4-inch concrete, or asphalt or chip-and-seal of equal thickness.
6. The applicant shall comply with and meet all codes and requirements stipulated by any local, state and federal governmental entities having jurisdiction over storage facilities.
7. Lighting shall be directed downward and shielded from direct glare on nearby properties and roadways.
8. All signage shall conform to the standards within the LDC and may require a permit prior to construction.
9. Implement the County's Consultant Engineer recommendations.
10. Front/street side setbacks must be adhered to for the placement of any future buildings in addition to a 35' easement along the north property line for the possible future extension of Fairview Avenue to county public road design and construction standards from Elm Street to Collins Road.
11. Once approved, this CUP is non-transferable; therefore, if ownership changes a new CUP must be filed with the Clay County Planning and Zoning office.



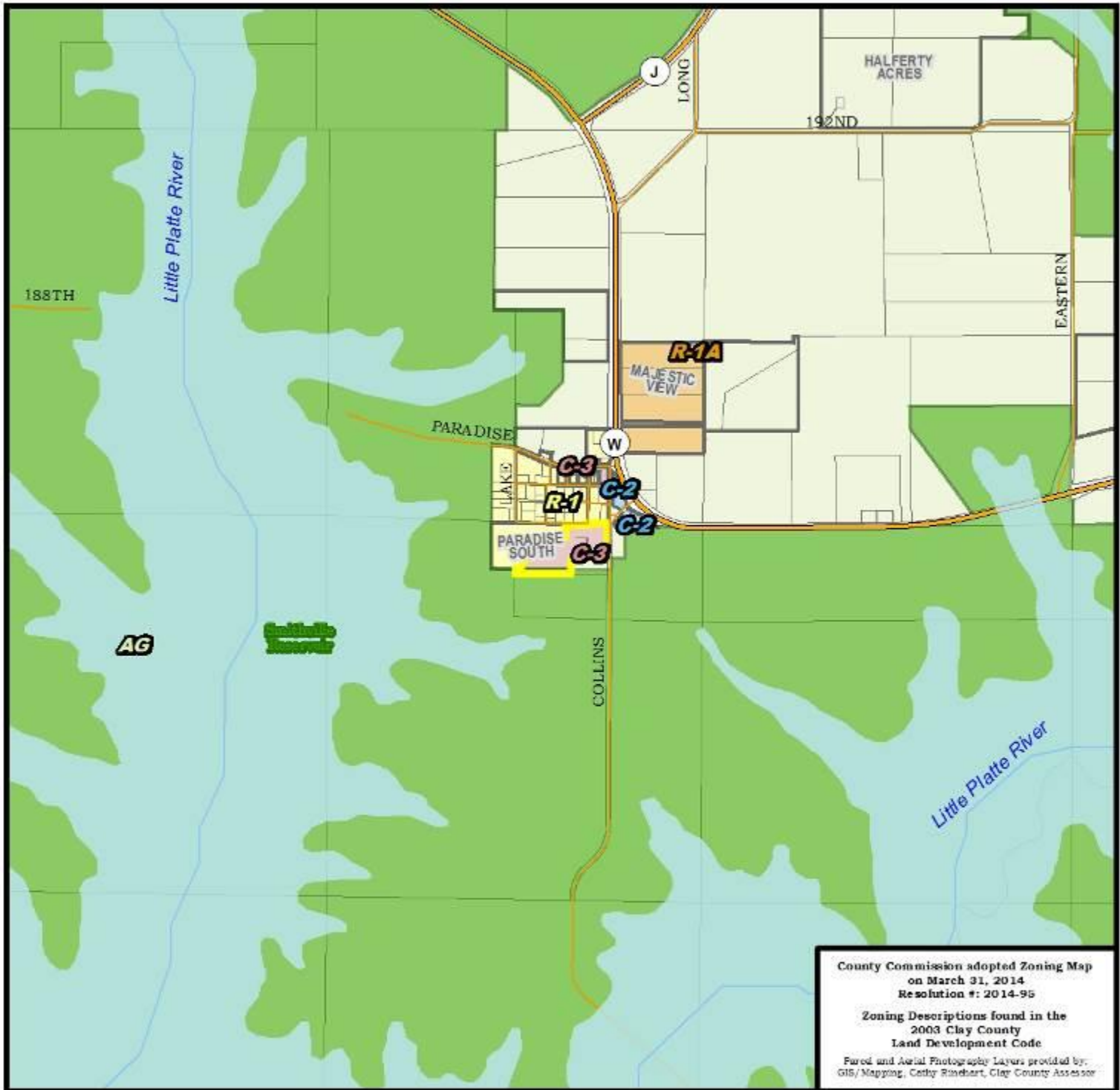
Attachments

Attachment A – Vicinity Map



June 15-121CUP – Paradise Storage

Attachment B - Existing Conditions Map



Planning & Zoning Department



LEGEND

- Property Line
- Streams (EPA)
- Railroads
- Roads
 - Interstates
 - State Highways
 - Local Roads
 - Highway Ramps
- Subdivisions
- City Limits
- Parks
- County Boundaries

Overlay Districts

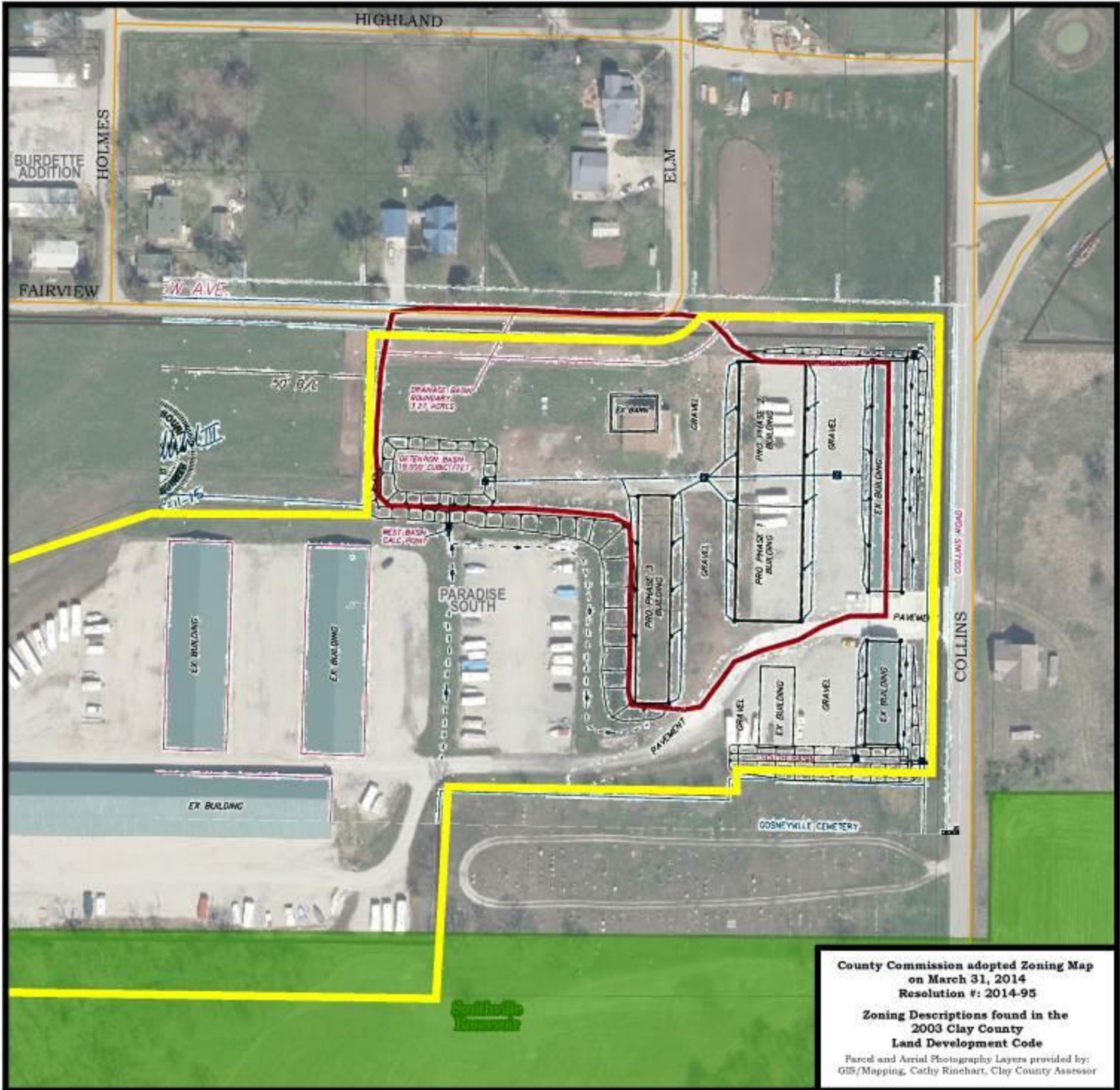
- CD (Conservation District)
- POD (Preservation Overlay District)
- PLD (Planned Unit Development)

Zoning Districts

- AG
- R-1
- R-1A/R-5
- R-1B/RU
- R-3
- C-1
- C-2
- C-3
- J-1
- J-2
- GP

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Attachment C - Site Plan Map



Planning & Zoning Department

1 inch = 150 feet
1 inch = 0.03 miles

LEGEND

- Property Line
- ~ Streams (EPA)
- ~ Railroads
- ~ Interstates
- ~ State Highways
- ~ Local Roads
- ~ Highway Ramps
- Subdivisions
- City Limits
- Parks
- County Boundaries



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Attachment D – Applicant Cover Letter & Business Plan [from Nov. 10-114CUP in 2010]

October 4th, 2010
Tom & Cara Massie
dba
Paradise Storage LLC

Dear Planning & Zoning Commission,

It is our wish at this time to obtain a Conditional Use Permit similar to the Permit in place for Paradise Storage LLC, operating at 18316 Collins Road, Smithville, MO 64089 on Paradise South Lot 1.

Enclosed you will find:

Legal Description
Clinton County Water District Approval
Clay County Health Department Approval
Plat Description
Paradise South Final Plat
Paradise South Lot 2
Business Plan

We appreciate your consideration, and we look forward to working together.

Sincerely,
Tom & Cara Massie
Owners

== END OF COVER LETTER ==



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== START BUSINESS PLAN ==

Business Plan

Tom and Cara Massie dba
Paradise Storage, LLC
18316 Collins Road
Smithville, MO 64089

Company History: The existing storage facility located on Paradise South Lot 1 was purchased by Tom and Cara Massie in 2006. Three facility expansions occurred between 2007 and 2009. In February 2010 we purchased Paradise South Lot 2, expanding our facility by an approximate 3.31 acres. In August 2010 we completed construction on two additional enclosed storage buildings, new perimeter fencing, and upgraded security systems.

Company Mission: As the owners of Paradise Storage LLC we continually strive to be the industry leader in Boat and RV storage in the Smithville Lake area. Through a continuous commitment to our customers to provide quality service, construction and security, our goal is to provide a convenient, secure and pleasant storage experience.

Need for CUP: Currently under Clay County code we are offering storage to boat owners only on Paradise Lot 2. It is the express interest at this time of Tom and Cara Massie dba Paradise Storage LLC to obtain a conditional use permit that would allow for vehicle storage, including but limited to recreational vehicles, pop-up campers, travel trailers, Fifth Wheel trailers, Motor coaches, cars, trucks, storage trailers and other motorized vehicles.

Current Business Practice:

- Paradise Storage currently includes 64,000 square feet of enclosed storage space. All enclosed storage units offer concrete floors, quality steel construction, and secured overhead doors. A limited number of enclosed units offer 20 amp electric service and overhead lighting. All enclosed units are 12' wide, and vary in size from 23' to 42' deep. Door heights range from 10' to 14' clearance.





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- All outdoor parking spaces are approximately 12' to 15' wide and are marked by individual markers on our well maintained gravel lots.



- In order to provide maximum safety and security to our clients we have surrounded our property with 7' perimeter fencing consisting of chain link and barbed wire, and a 6' wrought iron security gate at the entrance. Secure, client-only access is granted through our state of the art electronic security gate system. Entrance and Exit keypads provide a daily log of activity. Additionally, entrance and exit sites as well as drive-way areas are monitored by security cameras.





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- All clients sign a rental agreement stipulating the limits of use. All units (enclosed and outdoor parking) are available for the sole purpose of storage only. Occupants are not allowed to conduct any business in or at the storage facility, allow any animal or human to live in the unit, engage in any activities in the Unit or at the Facility that, in the Operator's sole discretion, pose an unreasonable risk of harm to person or property; make or create any waste or nuisance; or interfere with the use of the Facility by others or surrounding residents. Occupants are not allowed to store, generate, use or dispose of in the Unit or Facility any Hazardous Substance defined as any toxic, ignitable, reactive, or corrosive and which is or becomes regulated by any government agency). Nor shall any Occupant store any perishable goods, carcasses, materials causing foul odors, flammable or corrosive materials, explosives, ammunition or other inherently dangerous material in the Unit or at the Facility.
- All stored vehicles must be in good operating order, and no vehicle maintenance or repairs shall be performed on site.
- All holding tanks must be dumped prior to entering the storage facility.
- Paradise Storage LLC does not currently offer dumpsters or containers for garbage. All garbage must be disposed of prior to entering the facility in order to alleviate the risk of trash littering the facility grounds.
- Currently water is not available. All exterior cleaning of vehicles must occur off-site.
- Hours of Operation: Paradise Storage does not have an office on site. The facility is operated via remote surveillance. We also meet new tenants onsite at their convenience to transact business and rent new units.
- Authorized tenants have access to their stored goods 7 days per week, 24 hours per day.



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Anticipated Facility Expansion:

Future and proposed construction phases are to be determined based upon close study of market demand related to the type of structure, size of units and amenities provided. We anticipate that the next phase of construction would include a similarly sized building (240' x 72') located approximately 70' due west of current construction; and possibly additional outdoor parking spaces.

Anticipated future construction will include the same high quality construction standards as has been provided in past expansions. We would request the ability to continue providing pervious parking in future projects. Concrete pavement has been constructed for the facility access to Collins Road. This area receives the most traffic and is visible to the public (non-customers) Beyond the gated entry, we have a combination of compacted asphalt millings for the main driveway and 2" clean rock. Both of these surfaces are dust free and provide an economical, maintainable driving surface for our customers. A significant benefit of the clean rock surfacing is its pervious nature. The 6-8" thick rock matrix slows runoff, thus more closely duplicating natural conditions. Slower runoff promotes infiltration and reduces soil erosion, resulting in better runoff water quality as it is discharged to nearby Smithville Lake. Pervious pavements are being encouraged by the Mid-America Regional Council, but they are not suitable for our facility as they fail with heavy turning movements. The 2" clean rock driving surface achieves many of the same water quality benefits as pervious pavement. Asphalt, chip and seal, and traditional concrete pavement do not. Our facility does incorporate storm water management basins as well, and we are proud of the facilities we have put in place to protect our natural resources.

Additionally, gravel parking lots provide both our clients and our bottom line an economic advantage. RVs, boat trailers and classic cars all have one thing in common. They remain parked for long periods of time, so their tires are not "exercised" or regularly used, leaving their tires susceptible to the onset of dry rot. Once dry rot sets in, the tires deteriorate rapidly and need to be replaced.

Multiple conversations and research with leading Boat and RV Tire Manufacturers (Michelin, Goodyear and Bridgestone) over the years has led to a deeper understanding of what parking surface to provide in order to offer our clients optimum protection for their stored personal goods. Tire Dry Rot results from a combination of lack of tire rotation, age, heat and evaporation of oil from tires. We have been advised that paved surfaces can exacerbate this damage. Asphalt and other heat absorbing surfaces as well as highly reflective surfaces will exacerbate ultraviolet light damage. Concrete can leach essential oils from tires resulting in advanced aging and deterioration. We understand that our clients primarily store vehicles that are only used seasonally. For the majority of our clients (particularly those out of state) it is not possible to come our periodically to rotate their tires during the off season. We have a high number of vehicles that are not moved for as long as 6-9 months. Enclosed storage clients are advised to use a vapor barrier such as a sheet of plastic to protect their stored tires from the natural damages that can occur from the concrete floor. Plastic sheet vapor barriers are not possible or practical for our outdoor clients. We are extremely conscious that our tenants are storing expensive personal property. They depend upon us to provide them with a storage environment that is not only safe from theft and vandalism, but also safeguards against the threat of property damage. *Please note attached supportive documentation.*



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Additionally, we have randomly surveyed our outdoor parking clients for the past 5 years to ascertain their storage needs. Routinely we are advised that if we want to stay competitively priced with other storage vendors in the Smithville Lake area we should not attempt to pass along the increased cost of paving parking lots. Simply put, outdoor parking clients in the Smithville area are not willing to pay higher rental rates for pervious parking pads. They have clearly indicated that they will leave Paradise Storage to store on gravel lots at Waits High and Dry in Smithville, MO and Smithville Lake Self Storage in Trimble, MO.

Finally, our predominately boat and RV storage facility is in a small niche of the self-storage industry. Traditional mini-storage construction plans set buildings an average of 20' apart in order to maximize building layout on the site plan. In order to accommodate the wide aisles and turning space that our clients require to navigate long vehicles we space our buildings approximately 60' - 70' apart. Therefore, our concreted areas will encompass much larger than average areas in comparison to rentable square footage from enclosed buildings.

All current and gravel lots are maintained to high standards. We use only high quality, screened and clean 2" rock from Everett Quarries in Plattsburg MO. Additionally, we have our excavating contractor, Coulter excavating come out and roller compact all newly laid lots in order to ensure a firm base prior to creating parking spaces. Quarterly rock deliveries, proper water drainage, diligent lot maintenance and slow traffic speeds lead to excellent parking surfaces for our clients.





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Currently, outdoor parking views are blocked from traffic on Collins Road due to the buildings along the road frontage. Initially, Paradise Storage does not plan to install any screening mechanisms along the subject property's (Lot 2 of Paradise South) abutement to Fairview Avenue public right-of-way or Lot 3 of Paradise South. However, if reasonable nuisance complaints are received in the future regarding screening along the prescribed areas, we will work with County staff to identify a solution. Buffering landscape that promotes the migration and roosting of avian wildlife has been eliminated where possible from our facility in an effort to protect customer property. Bird droppings and falling leaves pose the danger of damaging our clients vehicles that are stored on outdoor lots. Additionally, due to the topography Lot 2 sits several feet lower than Fairview Avenue, making screening efforts somewhat futile as vehicle traffic on Fairview Avenue will likely be able to see over the screening efforts.

The addition of a staffed on site office is not feasible until public sewer services are available in Paradise, MO. The high cost of septic tank installation compared to the very limited demand makes offering public facilities economically unreasonable in the foreseeable future.

Future signage and landscaping are to be determined. We are committed to increasing our property value and will work with a landscaping contractor to provide barrier and buffering landscaping along Collins Road frontage that is appropriate and aesthetically pleasing when the time is right for planting. Currently, water service is not accessed onsite therefore, it's advisable that we wait until spring for more temperate climate and higher precipitation.

We will also contract with a professional sign company to affix a custom sign to our north building that is large enough to be visible from Collins Road, incorporates our business Logo and reflects our branding. Size and material have not been determined.

Adequate lighting is provided for the safety and security of our clients through the use of overhead KCPL Light poles. These are standard dusk to dawn light poles that are maintained by KCPL.

Business Impact: Paradise Storage is fully invested in increasing our property value, the property value of neighboring residents and commercial businesses and driving commerce to the Northeast side of Smithville Lake. Prior to purchasing Lot 1 we demanded that all junk cars, Deffenbaugh trash trucks and an asbestos filled, dilapidated residence be removed from the property before closing on the property. We are careful to provide a site that is aesthetically pleasing and environmentally conscious.

Our demographic is primarily middle to upper income, married, single family residents that have discretionary funds available to buy recreational personal property. Our typical tenants seek rental space at Paradise Storage in order to remain in compliance with Homeowners covenants or city code restrictions; or for the close proximity to Smithville Lake and area campgrounds in an effort to avoid trailoring their vehicles from home. Our average tenant rents a storage space for 3-5 years.

Our security gate log indicates that although our clients have 24/7 access over 98% of our clients enter and exit the facility between 7 am and 8 pm. Additionally, monthly reports indicate that during the summer months we average 16 clients accessing the facility per day, fall and spring months average 10 clients per day and the winter months are dramatically lower.



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During recent construction we asked KCPL to remove the existing light pole and replace it with a new light pole located 100 feet to the east, and further away from the residents on Fairview Avenue. At the current time we are not reflecting light toward or near neighboring residents. We do not store trash trucks, and we do not provide garbage containers - therefore eliminating all garbage, pollution and/or odor considerations.

We paved a 50' x 120' dust free entrance, and set our security gate entrance back 85' to allow for adequate traffic flow from Collins Road. We have provided a wide enough drive-way that visitors can pull off of Collins Road and wait outside the security gate without blocking traffic for clients entering and exiting the facility.

We worked closely with our builder and contractors to develop a construction project that was aesthetically pleasing and fit into the rural landscape. We added additional trim including windows, shutters, wainscoting, lit cupolas and a mock office space that houses our security gate and camera components. We installed a high quality, relatively quiet and attractive security gate, and stamped the concrete pad off of the driveway.

It is a pleasure to operate our storage facility in Paradise, Missouri and we look forward to making a positive commercial impact in the area through increased occupancy and potential future expansion.



== END OF BUSINESS PLAN ==



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June 15-121CUP – Paradise Storage Attachment E – Applicant Site Plan Drawing

